

Address	Land Sales		Description	PP#
	Sale Price	Date		
3455 18 Mile Rd	\$132,000	May-21	10.03 acres	23-300-038
340 Solon St	\$22,000	Mar-21	1 acre	30-326-008
1819 19 Mile Rd	\$67,500	May-21	1.66 acres	16-300-004
2940 18 Mile Rd	\$42,000	Apr-21	5.56 acres	27-200-021
14275 Zeike Dr	\$59,900	Jan-21	4.59 acres	27-400-036
15955 Trenton	\$135,000	Oct-20	17.08 acres - \$7903 per acre	17-400-020
17306 Violet Ruth	\$30,000	Sep-20	1.53 acres	05-400-018
3045 Rau	\$32,000	Aug-20	1.23 acres	03-226-023
17935 Simmons	\$35,000	Aug-20	1.37 acres	03-201-022
2604 Wiersma	\$85,000	Aug-20	15 acres	22-300-047
2425 16 Mile Rd	\$27,000	Jul-20	1.1 acres	34-300-016
13230 Algoma Ave	\$27,000	Jul-20	1.1 acres	34-300-015
3095 Solon	\$155,000	Jul-20	14.76 acres	27-200-033
3857 18 Mile Rd	\$210,000	Jul-20	29.16 acres - \$7201 per acre	23-400-032
17616 Simmons	\$42,000	Jan-20	Lake Access	02-152-009
2201 Quarter Horse	\$51,520	Nov-19	Site Condo	21-429-026
15166 Hanna	\$30,000	Oct-19	2.02 acres	20-400-040
3183 Solon St	\$123,000	Jul-19	12.86 acres	27-200-035
2620 17 Mile Rd	\$67,860	May-19	10.01 acres	34-100-008
14825 White Creek	\$40,000	Apr-19	2.52 acres	23-400-036
14871 White Creek	\$60,000	Apr-19	1.97 acres (Sm Lake)	23-400-035
14050 Connor Farms Ct	\$58,900	Mar-19	5.63 acres (Pvt Dr)	30-400-024
14140 Connor Farms Ct	\$44,900	Nov-18	3.18 acres (Pvt Dr)	30-400-022
14100 Connor Farms Ct	\$35,900	Nov-18	2.56 acres (Pvt Dr)	30-400-023
17608 Simmons	\$50,000	Oct-18	Upper Lake	03-276-019
14346 Olin Lakes	\$46,000	Oct-18	3.94 acres	29-300-052
130 19 Mile Rd	\$24,900	Aug-18	3.14 acres	19-100-021
17123 Trenton	\$30,000	Jul-18	1.4 acres	08-200-026
15745 Albrecht	\$49,000	Jul-18	7.62 acres	18-400-036
15621 Albrecht	\$20,000	Jul-18	1.01 acres	18-400-026
15645 Albrecht	\$20,000	Jul-18	1.01 acres	18-400-025
2299 Quarterhorse	\$37,100	Apr-18	Site Condo	21-429-033
2311 Quarterhorse	\$37,100	Apr-18	Site Condo	21-429-034
990 Solon St	\$36,000	May-18	3.06 acres	29-300-051
930 Solon St	\$36,000	May-18	3.03 acres	29-300-049
377 19 Mile Rd	\$156,000	Apr-21	34.77 A - \$4486 per acre	18-300-036
2191 19 Mile Rd	\$417,000	Mar-21	72.83 A - \$5725 per acre	16-400-010
1951 19 Mile Rd	\$400,000	Mar-21	76 A - \$5263 per acre	16-300-003
4349 Egner	\$210,000	Sep-20	37.95 A - \$5533 per acre	13-100-012
14156 Division	\$155,000	Jun-20	30.02 A - \$5163 per acre	30-301-037
1082 19 Mile Rd	\$225,525	Jan-20	39.19 A - \$5754 per acre	20-100-004
2104 21 Mile Rd	\$135,000	Jan-20	41.46 A - \$3256 per acre (7.23 low)	09-200-009
22 Mile Rd	\$186,280	Dec-19	62.32 A - \$4118 per acre (20A wet)	05-100-019 & 028
Comm/Ind Sales				
13549 Woodlawn Hills	\$723,000	Jan-21	33.65 A - Ind \$21,485 per acre	34-200-024
13617 Woodlawn Hills	\$250,000	Jan-21	12.03 A - Ind \$20,781 per acre	34-200-019
4288 17 Mile Rd	\$87,300	Jul-20	2.83 A - Comm	36-100-080
14190 White Creek	\$65,000	Mar-19	4.09 A - Comm	25-300-051
13951 Woodlawn Hills	\$85,000	Sep-18	2.89 A - \$29,411 per acre	34-200-026
13839 West	\$48,000	Jul-18	2.42 A - \$19,837 per acre	36-100-046
White Creek	\$250,000	Jun-17	6.56 A - Comm back lot	35-400-053

Unit: 27 - SOLON
Rates/Values for Neighborhood AG.AGRICULTURAL, Last Edited: 01/13/2021

Values for Acreage Table 1: 'SOLON TWP BACK ACRE'					
1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 129,000		
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 64,500	40 Acre: 160,000		
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 86,000	50 Acre: 200,000		
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 107,500	100 Acre: 400,000		

Rates for Rate Table 'AG', (Acres)

HOMESITE	: 26,000
MUCK LAND	: 2,200
TILLABLE	: 4,000
PASTURAGE	: 3,800
WOODS	: 3,000
SWAMP	: 900
ROW	: 0
LAKE N/V	: 0
FUTURE DEVEL	: 6,000
DEV/SALE	: 4,500
WD - 50	: 2,200
COUNTY TILLABL	: 4,000
CTY NON-TILLAB	: 2,800
95% AG	: 4,000
100%AG	: 4,000
LAKE INFLUENCE	: 4,000
MISC PROPERTY	: 1,200
2016 TILLABLE	: 4,000
RES MISC	: 2,200
ORCHARD	: 5,000

NEW TABLES
2022 - AG NEW 2022

Unit: 27 - SOLON
Rates/Values for Neighborhood AGD.AGRICULTURAL - DNR, Last Edited: 07/11/2018

Values for Acreage Table 1: 'CEDAR SPRINGS BK ACR'					
1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 129,000		
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 64,500	40 Acre: 160,000		
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 86,000	50 Acre: 200,000		
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 107,500	100 Acre: 400,000		

Rates for Rate Table 'CS ACREAGE', (Units)

BLDG SITE	: 25,000
RD FRONT	: 0
LAKE/WET	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0

Unit: 27 - SOLON
Rates/Values for Neighborhood CDRHT.CEDAR HEIGHTS, Last Edited: 04/15/2020

Rates for Rate Table 'CEDAR HEIGHTS', (Acres)

CORNER LOT	: 35,000	(Not included in total acreage calculation)	37,500
AVERAGE LOT	: 37,500	(Not included in total acreage calculation)	40,000
ABOVE AVERAGE	: 40,000	(Not included in total acreage calculation)	42,500

Aver Lot 15500 Cedar Leaf \$440,000^{6/21} Land Res 77,000

Aver Lot 15430 Cedar Leaf 225,000^{6/20} Land Res 39,375

Aver Lot 15453 Cedar Leaf Ct 199,900^{5/19} Land Res 34,982

Unit: 27 - SOLON
Rates/Values for Neighborhood AGNEW.AG NEW 2022, Last Edited: 12/06/2021

Rates for Rate Table 'AG - NEW', (Acres)

TILLABLE : 4,900
NON TILLABLE : 4,200
LOW/MUCK : 2,100 *
HOME SITE : 14,500
DEVELOPMENTAL : 7,200
ROW : 0

SEE Ag Sales
Spreadsheet.

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

* Low/muck

17-200-001
17-400-001

120 A

\$250,000

11/2/2021

\$2083 per
acre

+ 40,000
Comm Forest
Refund

\$290,000

\$2416 per acre

AG Sales

377 19 Mile Rd	\$156,000	Apr-21	34.77 A - \$4486 per acre	18-300-036
2191 19 Mile Rd	\$417,000	Mar-21	72.83 A - \$5725 per acre	16-400-010
1951 19 Mile Rd	\$400,000	Mar-21	76 A - \$5263 per acre	16-300-003
4349 Egner	\$210,000	Sep-20	37.95 A - \$5533 per acre	13-100-012
14156 Division	\$155,000	Jun-20	30.02 A - \$5163 per acre	30-301-037
1082 19 Mile Rd	\$225,525	Jan-20	39.19 A - \$5754 per acre	20-100-004

Addl Acreage Sales

3455 18 Mile Rd	\$132,000	May-21	10.03 acres	23-300-038
15955 Trenton	\$135,000	Oct-20	17.08 acres - \$7903 per acre	17-400-020
3857 18 Mile Rd	\$210,000	Jul-20	29.16 acres - \$7201 per acre	23-400-032

Unit: 27 - SOLON
Rates/Values for Neighborhood CLEAR.CLEAR LAKE, Last Edited: 04/15/2020

Values for Acreage Table 1: 'CLEAR LAKE REM ACRE'					
1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 0	40 Acre: 0	50 Acre: 0
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 0	50 Acre: 0	100 Acre: 0	
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 0			
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 0			

No change - based on current sales

Rates for Rate Table 'CLEAR LAKE', (Acres)
BLD SITE ON LK : 42,000
BLD SITE OFF LK: 37,000

on lake 69 Clear Lake \$265,000 10/2020 LR 66,250
off lake 24 Clear Lake \$319,000 2/2019 LR 55,825

Unit: 27 - SOLON
Rates/Values for Neighborhood COM.COM. PROPERTY 17 & WC, Last Edited: 01/16/2019

Values for Acreage Table 1: 'ACREAGE TABLE 'A''					
1 Acre: 5,800	3 Acre: 17,400	10 Acre: 30,000	30 Acre: 45,000	40 Acre: 60,000	50 Acre: 75,000
1.5 Acre: 8,700	4 Acre: 23,200	15 Acre: 45,000	50 Acre: 75,000	100 Acre: 150,000	
2 Acre: 11,600	5 Acre: 29,000	20 Acre: 30,000			
2.5 Acre: 14,500	7 Acre: 21,000	25 Acre: 37,500			

Rates for Rate Table 'RATE TABLE 101', (SqFt)

- COM SITE (1A) : 70000.00
- ROAD ROW : 0.00
- W/C UP TO 2 A : 1.25
- ~~W/C 2+ TO 10 A : 1.00~~
- W/C OVER 10 A : 5000.00
- ND UP TO 2 A : 1.20
- ND 2+ TO 10 A : 1.00
- ND OVER 10A : 5000.00
- 17 131 E - 2 A : 4.00
- 17 131 E 2+-10A : 1.45
- 17 131 E 10+ : 8000.00
- 17 131-ALG UP 2: 1.50
- 17 131-ALG 2-10: 0.70
- 17 131-ALG 10+ : 5000.00
- GRAVEL/DEVELOP : 10000.00
- 17 W OF ALG 2A : 1.20
- 17 WALG 2-10A : 0.65
- 17 W OF ALG 10+ : 4500.00
- EDGTON UP TO 2 : 1.50
- EDGTON 2-10 : 0.65
- EDGTON 10+ : 5000.00
- WEST UP TO 2 : 0.95
- WEST 2-10 : 0.35
- WEST OVER 10 : 4000.00
- NO RD FRONT : 10500.00
- 425 NO RD FRONT: 0.80
- INCOME AC : 0.00
- LOW-WET : 1000.00
- AG - TILLAGE : 2750.00
- WC STOR CONDO : 7500.00
- MEIJER INFL : 3.30
- SPECIAL USE : 0.75
- 2-10A IND : 0.25
- BK ACREAGE (SF): 0.35
- WHITECREEK 1 AC: 0.90

Deleted

7/2021 \$150,000 \$1.51 \$2.28 A

Prime up to 2A 1.50
Prime 2-10 .75

Over 10 Acres \$5000

Standard < Up to 2A 1.25

Standard 2-10 .65

Unit: 27 - SOLON
Rates/Values for Neighborhood COM N.COMM NEW WC - 17 MILE, Last Edited: 11/22/2021

Rates for Rate Table 'COMMERCIAL', (SqFt)

PRIME UP TO 2 A: 1.50
PRIME 2 - 10 A : 0.75
OVER 10 ACRES : 0.12
WC STORAGE COND: 7500.00
STANDARD <2A : 1.25
ROW : 0.00
MEIJER INFLUENC: 3.50
STD 2 - 10 A : 0.65
LOW : 0.06

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

7/2021 \$150,000 2.28 A \$1.51 #

Unit: 27 - SOLON
Rates/Values for Neighborhood COMM.COM. PROP NEIGHBOR COM, Last Edited: 02/20/2006

Sites:
Site 'A': Description: 'Site' Value: 20,000
Site 'B': Description: 'Mobile Home' Value: 2,500

Rates for Rate Table 'RATE TABLE 17', (SqFt)
ACREAGE : 8500.00
TILLABLE R : 1500.00
WOODED : 500.00
SMALL PARCEL : 3.05
SQUARE FOOT : 1.05
ROAD FRONTAG : 0.00
COMM IND SQU : 1.65
COMM IND SQU : 2.05
COMM IND SQU : 2.80
COMM IND SQU : 5.05
COMM IND A : 4500.00
COMM IND A : 5500.00
COMM IND A : 6500.00
COMM IND A : 10000.00
COM/IND W/C : 1.30

Deleted

7/2021 \$150,000 \$ 1.51 / sq

Unit: 27 - SOLON
Rates/Values for Neighborhood CRESC.CRESCENT MEADOWS, Last Edited: 04/15/2020

Rates for Rate Table 'CRESCENT MEADOWS', (Units)
AVERAGE SITE : 32,000

40,000

LR
12/2020 \$275,000 48,125
8/2020 277,500 48,562
11/2018 209,000 36,575
5/2018 225,000 39,375

Unit: 27 - SOLON
Rates/Values for Neighborhood DRE**.DEER RUN ESTATES, Last Edited: 04/15/2020

Rates for Rate Table 'DEER RUN', (SqFt)
RD FNT LOT : 35000.00
AVE LOT : 35000.00
ABOVE AVE LOT : 35000.00
CUL-DE-SAC : 36000.00
PHASE 2 (2002) : 36000.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00

> 37,000
> 38,000

Phase 2
3/2021 \$230,000 LR 40,250
2/2021 224,200 LR 39,585
9/2020 200,000 LR 35,000

Ave Lot
1/2021 \$253,000 LR 44,275
9/2020 210,000 LR 36,750
8/2020 225,000 LR 39,375

Unit: 27 - SOLON
Rates/Values for Neighborhood EX.EXEMPT, Last Edited: 01/29/2003

Unit: 27 - SOLON
Rates/Values for Neighborhood HARM*.HARMONY FARMS, Last Edited: 04/15/2020

Rates for Rate Table 'RESIDENTIAL LOTS', (Units)
LOTS 1-31 : 45,000
LOTS 32-69 : 45,000

42,000

2/2021 \$240,000 LR 42,000
10/2020 \$219,900 LR 38,482
10/2020 \$220,000 LR 38,500
8/2020 \$253,000 LR 44,275

Unit: 27 - SOLON

Rates/Values for Neighborhood HCSC*.HICKORY CREEK SITE CONDO, Last Edited: 07/11/2018

Rates for Rate Table 'RATE TABLE 5', (SqFt)

CONDO SITE PP : 20000.00
CONDO SITE HC : 20000.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00

No change - previous sales are consistent with current land values.

Unit: 27 - SOLON

Rates/Values for Neighborhood IND.INDUSTRIAL, Last Edited: 05/06/2021

Sites:

Site 'A': Description: 'SITE' Value: 15,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 5,800 3 Acre: 17,400 10 Acre: 30,000 30 Acre: 30,000
1.5 Acre: 8,700 4 Acre: 23,200 15 Acre: 45,000 40 Acre: 40,000
2 Acre: 11,600 5 Acre: 29,000 20 Acre: 20,000 50 Acre: 50,000
2.5 Acre: 14,500 7 Acre: 21,000 25 Acre: 25,000 100 Acre: 100,000

Rates for Rate Table 'RATE TABLE 53', (SqFt)

~~ACREAGE : 18000.00~~
~~REM ACREAGE : 0.13~~
~~ROW : 0.00~~
~~MAIN RD ACREAGE : 27500.00~~ (Not included in total acreage calculation)
~~MAIN RD/SQ FT : 0.50~~ (Not included in total acreage calculation)
~~BACK RD/ACRE : 17500.00~~ (Not included in total acreage calculation)
~~BACK RD/SQ FT : 0.60~~ (Not included in total acreage calculation)
~~COM FRNT ACRE : 15000.00~~
~~17 MI IND/BK AC : 12500.00~~
~~17 MI IND/FT AC : 15000.00~~
IND PRIME : 0.80
IND GOOD : 0.40
LOW LAND : 0.10
NORTHERN SPRING : 0.20
SQFT BACK : 0.40
LRG BACK SQFT : 0.30
MED SQFT : 0.30
XLGR BACK SQFT : 0.17
LND AVERAGE : 0.25
16 MILE/AVY : 0.90

34-200-030 Sale 1/13/2021
\$973,000 45.673A
\$21,303 per acre
IND Prime \$1.00 First 2 1/2 A 108,900
IND Good .50 Next 5 Acres
Lrg Back/SQFT .40
Rem Acreage .13 Excess Acreage

Unit: 27 - SOLON

Rates/Values for Neighborhood IP.INDUSTRIAL POWERLINE, Last Edited: 09/28/2015

Sites:

Site 'A': Description: 'Site' Value: 15,000

Values for Acreage Table 1: 'Cedar Springs bk acr'

1 Acre: 5,800 3 Acre: 17,400 10 Acre: 30,000 30 Acre: 45,000
1.5 Acre: 8,700 4 Acre: 23,200 15 Acre: 45,000 40 Acre: 60,000
2 Acre: 11,600 5 Acre: 29,000 20 Acre: 20,000 50 Acre: 75,000
2.5 Acre: 14,500 7 Acre: 21,000 25 Acre: 25,500 100 Acre: 150,000

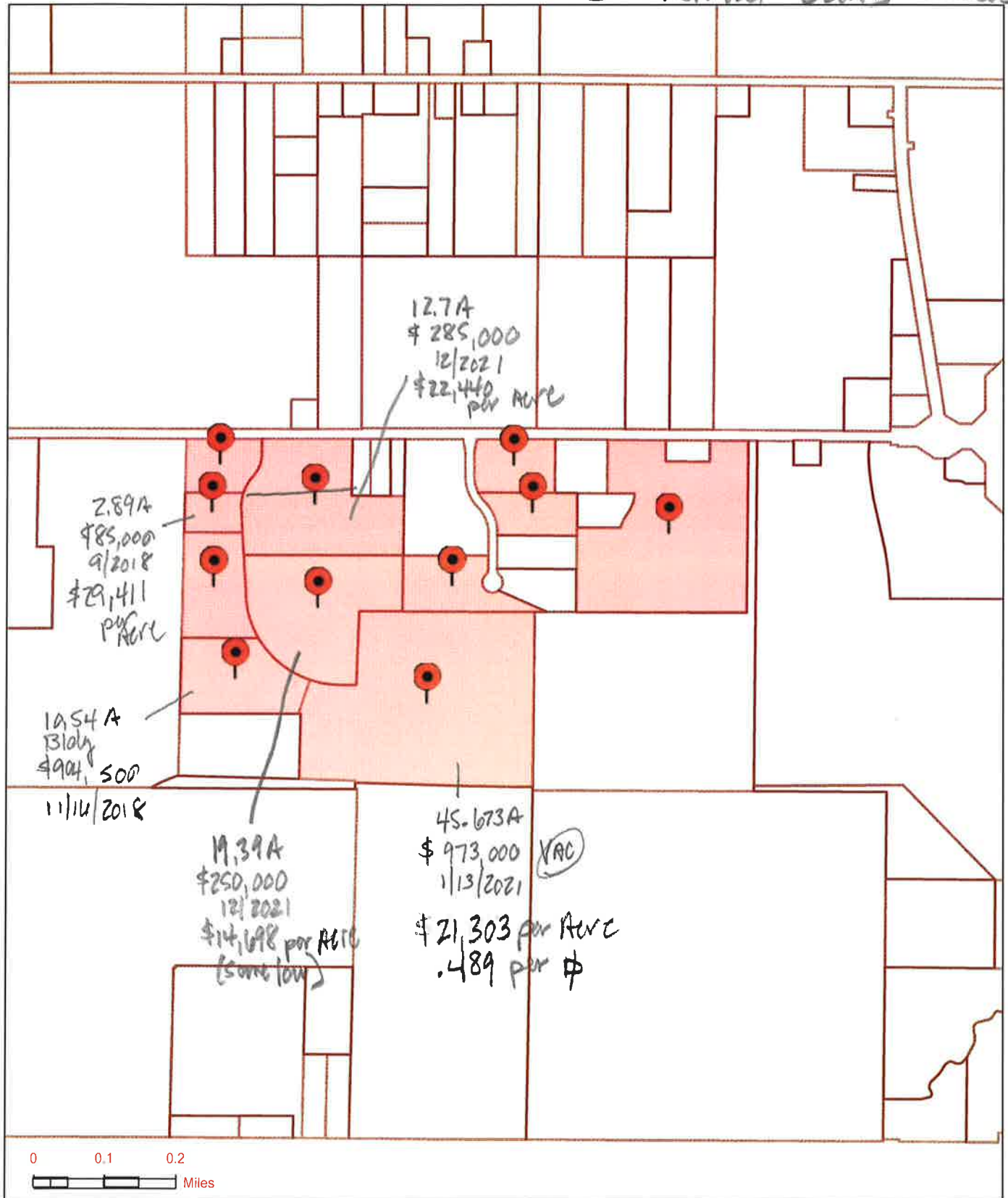
34-200-023 Sale 12/16/2021 \$250,000
19.39 A - (6.06 Acres low)

2.5A Prime \$1.00 108,900
5A Good .50 108,900
5.82A Rem .10 25,355
6.06 Low/Wet .05 13,218
243,155
6845

Deleted

SOLOON TWP 2017 MAPS

Industrial Land Sales



Unit: 27 - SOLON
Rates/Values for Neighborhood LIME.LIME LAKE PROPERTY, Last Edited: 11/02/2015

Values for Acreage Table 1: 'SOLON TWP BACK ACRE'

1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 129,000
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 64,500	40 Acre: 160,000
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 86,000	50 Acre: 200,000
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 107,500	100 Acre: 400,000

NO change based on current STATE / LAND RES.

Rates for Rate Table 'RATE TABLE 10', (SqFt)

ABOVE AVERAGE	: 41500.00
AVE SITE/BLDG	: 34500.00
SMALL LK FRNT	: 24000.00
AVE NO FRONT	: 24000.00
ROW	: 0.00
LAKE ACREAGE	: 0.00
NO FRNT SMALL	: 2200.00
LIME LK PRIME	: 65000.00
UNBUILDABLE?	: 18000.00
	: 0.00
	: 0.00
	: 0.00
	: 0.00
	: 0.00
	: 0.00

4/2021	350,000	LR 87,500
9/2020	380,000	LR 95,000
5/2021	202,000	LR 50,500
3/2020	295,000	LR 73,750

Unit: 27 - SOLON
Rates/Values for Neighborhood LNGLK.LONG LAKE PROPERTY, Last Edited: 08/19/2020

Values for Acreage Table 1: 'SOLON TWP BACK ACRE'

1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 129,000
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 64,500	40 Acre: 160,000
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 86,000	50 Acre: 200,000
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 107,500	100 Acre: 400,000

Rates for Rate Table 'RATE TABLE 10', (SqFt)

ABOVE AVERAGE	: 41000.00
AVE SITE/BLDG	: 34000.00
SMALL LK FRNT	: 24700.00
AVE NO FRONT	: 24700.00
ROW	: 0.00
LAKE ACREAGE	: 0.00
NO FRNT SMALL	: 2200.00
LIME LK PRIME	: 60000.00
	: 0.00
	: 0.00
	: 0.00
	: 0.00
	: 0.00
	: 0.00

Deletes

*2 parcels only
Moved them to
Lime Lake Land table*

Unit: 27 - SOLON
Rates/Values for Neighborhood MHP.MOBILE HOME PARKS, Last Edited: 01/16/2019

Sites:
Site 'B': Description: 'Mobile Home' Value: 2,500

Rates for Rate Table 'RATE TABLE 38', (SqFt)

ACREAGE	: 8000.00
TILLABLE R	: 1000.00
SMALL PARCEL	: 1.50
SQUARE FOOT	: 0.75
ROAD FRONTAG	: 0.00
COMM IND SQU	: 0.75
COMM IND SQU	: 1.50
COMM IND SQU	: 2.00
COMM IND SQU	: 2.75
COMM IND SQU	: 5.00
COMM IND A	: 4000.00
COMM IND A	: 5000.00
COMM IND A	: 6000.00
COMM IND A	: 10000.00
MH REM 17 MILE	: 8500.00
MH REM NTHLND	: 8500.00
MH REM WT CK	: 2500.00
MH STORAGE UNIT	: 10000.00
SEASONAL ACRE	: 3000.00

** All on income Approach*

Unit: 27 - SOLON
Rates/Values for Neighborhood MIDLK.MIDDLE LAKE, Last Edited: 08/23/2017

Frontages:
Frontage 'A': Description: 'UP TO 250' FF ' FF Rate: 50
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'OVER 250' FF ' FF Rate: 25
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'SOLON TWP BACK ACRE'					
1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 129,000		
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 64,500	40 Acre: 160,000		
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 86,000	50 Acre: 200,000		
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 107,500	100 Acre: 400,000		

Rates for Rate Table 'RATE TABLE 10', (SqFt)

ABOVE AVERAGE : 38000.00
 AVE SITE/BLDG : 30000.00
 SMALL LK FRNT : 24000.00
 AVE NO FRONT : 24000.00
 ROW : 0.00
 LAKE ACREAGE : 0.00
 NO FRNT SMALL : 2200.00
 LIME LK PRIME : 55000.00
 : 0.00
 : 0.00
 : 0.00
 : 0.00
 : 0.00
 : 0.00

*No Land or bldg sales
for 2 years. Keep rates
as they are similar to other
lakes in the Township.*

Unit: 27 - SOLON
Rates/Values for Neighborhood NPF**.NORTHPOINTE FARMS, Last Edited: 04/15/2020

Rates for Rate Table 'CS ACREAGE', (Units)

ABOVE AVERAGE LOT : 30,000
 ABOVE AVERAGE : 32,000
 WOODED : 35,000
 : 0
 : 0
 : 0
 : 0
 : 0
 : 0
 : 0
 : 0

*32000 ✓
35000 ✓
38000*

*Aver lot 11/2020 \$245,000 LR 42,875
 Aver lot 11/2019 \$172,000 LR 30,100
 Aver lot 5/2019 \$178,000 LR 31,150
 River lot 3/2019 \$235,000 LR 41,125
 Abv Aver 3/2019 \$243,000 LR 42,525*

Unit: 27 - SOLON
Rates/Values for Neighborhood OLIN.OLIN LAKE, Last Edited: 08/19/2020

Values for Acreage Table 1: 'SOLON TWP BACK ACRE'					
1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 129,000		
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 64,500	40 Acre: 160,000		
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 86,000	50 Acre: 200,000		
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 107,500	100 Acre: 400,000		

Rates for Rate Table 'RATE TABLE 10', (SqFt)

ABOVE AVERAGE : 44000.00
 AVE SITE/BLDG : 30000.00
 SMALL LK FRNT : 22500.00
 AVE NO FRONT : 21000.00
 ROW : 0.00
 LAKE ACREAGE : 0.00
 NO FRNT SMALL : 2200.00
 LIME LK PRIME : 60000.00
 SMALL SITE : 17500.00
 MIN SITE : 12000.00
 OLIN LAKE PRIME : 60000.00
 PRIME AC : 1.14
 : 0.00
 : 0.00

NE change - 2022 ✓

*Sm Lk Front 6/2021 \$120,000 LR 21,000
 Abv Aver 8/2020 \$340,000 LR 59,500
 Abv Aver 1/2020 \$180,000 LR 31,500*

Unit: 27 - SOLON
Rates/Values for Neighborhood OLMEA.OLIN MEADOWS SITE CONDO, Last Edited: 04/15/2020

Sites:			
Site 'A':	Description: 'SMALL LOT	Value: 32,000	-34,000
Site 'B':	Description: 'AVERAGE LOT	Value: 34,000	
Site 'C':	Description: 'CUL-DE-SAC	Value: 36,000	-35,000
Site 'D':	Description: 'LARGE LOTS	Value: 38,000	

Values for Acreage Table 1: 'SOLON TWP BACK ACRE'					
1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 129,000		
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 64,500	40 Acre: 160,000		
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 86,000	50 Acre: 200,000		
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 107,500	100 Acre: 400,000		

Rates for Rate Table 'SOLON TWP ACREAGE', (Units)

BLDG SITE	: 32,000
RD FRONT	: 0
LAKE/WET	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0

Sm Lot 3/2019 \$234,900 LR \$41,107
 Ave lot 10/2019 \$215,000 LR \$37,625
 CUL-DE-SAC 5/2019 \$200,000 LR \$35,000

Unit: 27 - SOLON
Rates/Values for Neighborhood ORSUB.OLIN RIDGE SUBD, Last Edited: 04/15/2020

Sites:			
Site 'A':	Description: 'AVE LOT	Value: 36,000	-37,000
Site 'B':	Description: 'LAKE FRNT LOT	Value: 65,000	
Site 'C':	Description: 'LARGE LOT	Value: 42,000	

Values for Acreage Table 1: 'SOLON TWP BACK ACRE'					
1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 129,000		
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 64,500	40 Acre: 160,000		
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 86,000	50 Acre: 200,000		
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 107,500	100 Acre: 400,000		

Rates for Rate Table 'SOLON TWP ACREAGE', (Units)

BLDG SITE	: 32,000
RD FRONT	: 0
LAKE/WET	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0
	: 0

Ave Lot 8/2019 \$215,000 LR \$37,625

Unit: 27 - SOLON
Rates/Values for Neighborhood PERSC.PERSONAL PROPERTY-COMMERCIAL, Last Edited: 04/24/2019

Unit: 27 - SOLON
Rates/Values for Neighborhood PERSU.PERSONAL PROPERTY-UTILITY, Last Edited: 09/28/2015

Unit: 27 - SOLON
Rates/Values for Neighborhood PNT.N.POINTE NORTH SITE CONDO, Last Edited: 04/15/2020

Rates for Rate Table 'POINTE NORTH ', (Acres)
AVERAGE LOT : 32,000 ³⁶⁰⁰⁰
AVERAGER PLUS : 38,000 ⁴²⁰⁰⁰
EXCELLENT WOOD : ~~46,000~~ ^{50,000} ✓

Exc Woods 6/2021 \$371,400 LR 64,995
Exc Woods 4/2021 \$365,000 LR 63,875
Aver PINS 8/2019 \$260,000 LR 45,500

Unit: 27 - SOLON
Rates/Values for Neighborhood PPRES.PERSONAL PROPERTY RES, Last Edited: 09/28/2015

Unit: 27 - SOLON
Rates/Values for Neighborhood PPSC.PATIENT PINES SITE CONDOS, Last Edited: 04/15/2020

Rates for Rate Table 'RATE TABLE 5', (SqFt)
CONDO SITE PP : 32000.00 ³⁴⁰⁰⁰
~~CONDO SITE HC : 32000.00~~
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00

PP 8/2019 \$219,900 LR \$38,482

Unit: 27 - SOLON
Rates/Values for Neighborhood RES.RESIDENTIAL ACREAGE, Last Edited: 06/24/2020

Values for Acreage Table 1: 'RESIDENTIAL'
1 Acre: 22,500 ²⁴⁰⁰⁰ 3 Acre: 36,000 ³⁸⁰⁰⁰ 10 Acre: 65,000 ⁷⁰⁰⁰⁰ 30 Acre: 135,000
1.5 Acre: 25,000 ²⁶⁰⁰⁰ 4 Acre: 42,000 ⁴⁴⁰⁰⁰ 15 Acre: 75,000 ⁸⁰⁰⁰⁰ 40 Acre: 180,000
2 Acre: 30,000 ³¹⁰⁰⁰ 5 Acre: 45,000 ⁴⁷⁰⁰⁰ 20 Acre: 95,000 ¹⁰⁵⁰⁰⁰ 50 Acre: 212,500
2.5 Acre: 33,000 ³⁴⁰⁰⁰ 7 Acre: 52,000 ⁵⁵⁰⁰⁰ 25 Acre: 115,000 ¹²⁵⁰⁰⁰ 100 Acre: 400,000

142500
190000
225000
450,000

Values for Acreage Table 2: '<1 ACRE'
1 Acre: 25,000 3 Acre: 0 10 Acre: 0 30 Acre: 0
1.5 Acre: 0 ²⁶⁰⁰⁰ 4 Acre: 0 15 Acre: 0 40 Acre: 0
2 Acre: 0 5 Acre: 0 20 Acre: 0 50 Acre: 0
2.5 Acre: 0 7 Acre: 0 25 Acre: 0 100 Acre: 0

Rates for Rate Table 'RES - OTHER', (Acres)
LOW : 600
ROW : 0
BLDG SITE : 25,000
HUNTING-LOW : 1,100
>.70 ACRE : 18,000 (Not included in total acreage calculation)
MIN SITE VALUE : 12,500 (Not included in total acreage calculation)
RECLUSE PRIV DR: 15,000 (Not included in total acreage calculation)
CONNOR FARMS : 10,000 (Not included in total acreage calculation)
RECLUSE DR LRG : 4,500
SMALL LAKE : 20,000 (Not included in total acreage calculation)
POND : 3,000 (Not included in total acreage calculation)
< .50 ACRE : 16,000 (Not included in total acreage calculation)

Unit: 27 - SOLON
Rates/Values for Neighborhood SB*SC.SADDLE BROOK SITE CONDO, Last Edited: 04/15/2020

Rates for Rate Table 'SADDLEBROOK', (SqFt)

SITE CONDO LOT : 37500.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00

40,000

21-429-030 Sale 12/22/2020 \$49,680
21-429-026 Sale 11/6/2019 \$51,520

Unit: 27 - SOLON
Rates/Values for Neighborhood SLNWD.SOLON WOODS, Last Edited: 04/15/2020

Rates for Rate Table 'SOLON WOODS', (Acres)

AVERAGE LOT : 36,000 (Not included in total acreage calculation)
REM ACREAGE : 6,000

N/E

Unit: 27 - SOLON
Rates/Values for Neighborhood SNDTR.SANDTREE SITE CONDO, Last Edited: 04/15/2020

Sites:
Site 'B': Description: 'AVE+ SITE' Value: 25,000

Rates for Rate Table 'SAND TREE', (Units)

AVE BLDG SITE : 34,000
AVE + SITES : 34,000
PHASE 2 : 34,000
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0

22-401-003 4/2020 \$200,000 LR 35,000
22-401-004 8/2020 \$200,000 35,000
22-401-020 5/2021 \$275,000 48,125
22-401-021 9/2019 \$210,000 34,750
22-401-027 10/2019 \$205,000 35,875

Unit: 27 - SOLON
Rates/Values for Neighborhood SSR.SUNSET RIDGE, Last Edited: 04/15/2020

Rates for Rate Table 'SUNSET RIDGE', (Acres)

BLDG SITE : 35,000 (Not included in total acreage calculation)
L CUL DE SAC : 38,000 (Not included in total acreage calculation)

375,000
42,000

33-390-005 3/2020 \$222,500
33-390-013 9/2019 \$204,900 38,937
- cul de sac 33-390-016 1/2020 \$294,500 51,537
33-390-020 4/2021 \$295,000 51,625
- cul de sac 33-390-021 6/2021 \$314,000 54,950

Unit: 27 - SOLON
Rates/Values for Neighborhood TRENT.TRENT RIDGE, Last Edited: 04/15/2020

Rates for Rate Table 'TRENT RIDGE', (Units)

AVE LOTS : 32,000
ABOVE AVE LOTS : 32,000

35,000

16-101-001 5/2019 \$198,000 34,650
16-101-005 7/2019 \$198,000 34,650
16-101-009 10/2019 \$229,900 40,232
16-101-012 5/2021 \$253,000 44,275
16-101-024 4/2019 \$233,000 40,775

Unit: 27 - SOLON
Rates/Values for Neighborhood UPLK.UPPER LAKE, Last Edited: 05/01/2019

Frontages:
Frontage 'A': Description: 'UP TO 250' FF ' ' FF Rate: 50
Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'OVER 250' FF ' ' FF Rate: 25
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'SOLON TWP BACK ACRE'

1 Acre: 6,600	3 Acre: 19,800	10 Acre: 47,000	30 Acre: 129,000
1.5 Acre: 9,900	4 Acre: 26,400	15 Acre: 64,500	40 Acre: 160,000
2 Acre: 13,200	5 Acre: 33,000	20 Acre: 86,000	50 Acre: 200,000
2.5 Acre: 16,500	7 Acre: 38,500	25 Acre: 107,500	100 Acre: 400,000

Rates for Rate Table 'RATE TABLE 10', (SqFt)

ABOVE AVERAGE : 45000.00
AVE SITE/BLDG : 34000.00
SMALL LK FRNT : 27500.00
AVE NO FRONT : 22500.00
ROW : 0.00
LAKE ACREAGE : 0.00
NO FRNT SMALL : 2200.00
LIME LK PRIME : 57500.00
B LOT NO FRONT : 10000.00
BUILDABLE? LAKE: 21000.00
>1 ACRE LOT : 57500.00
DOUBLE LOT : 52500.00
LRG LAKE PARCEL: 15500.00

NC - after reviewing sales

Unit: 27 - SOLON
Rates/Values for Neighborhood VISTA.VISTA VIEW, Last Edited: 04/15/2020

Sites:
Site 'A': Description: 'FRONT LOT ' ' Value: 35,000
Site 'B': Description: 'INSIDE LOT ' ' Value: 36,000
Site 'C': Description: 'OUTSIDE LOT ' ' Value: 37,000
Site 'D': Description: 'CUL-DE-SAC ' ' Value: 38,000

Rates for Rate Table 'SOLON TWP ACREAGE', (Units)

BLDG SITE : 36,000
RD FRONT : 0
LAKE/WET : 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0

37500

<i>33-252-005</i>	<i>5/2019</i>	<i>\$200,000</i>	<i>35000</i>
<i>33-252-007</i>	<i>10/2020</i>	<i>\$245,000</i>	<i>42875</i>
<i>33-252-010</i>	<i>9/2020</i>	<i>\$230,000</i>	<i>40250</i>
<i>33-252-014</i>	<i>3/2019</i>	<i>\$209,000</i>	<i>36575</i>
<i>33-252-015</i>	<i>5/2021</i>	<i>\$255,000</i>	<i>44,625</i>

Unit: 27 - SOLON
Rates/Values for Neighborhood VP.VANTAGE POINTE, Last Edited: 04/15/2020

Rates for Rate Table 'VANTAGE POINT', (SqFt)

AVERAGE LOT : 38000.00
CUL-DE-SAC : 40000.00
LARGE LOT : 48000.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00
: 0.00

NC

<i>L Lot</i>	<i>16-251-032</i>	<i>5/2019</i>	<i>340,000</i>	<i>59,500</i>
<i>Ave</i>	<i>16-251-034</i>	<i>10/2020</i>	<i>255,000</i>	<i>44,625</i>
<i>Ave</i>	<i>16-251-013</i>	<i>12/2019</i>	<i>189,000</i>	<i>33,075</i>
<i>Ave</i>	<i>16-251-015</i>	<i>9/2020</i>	<i>234,900</i>	<i>41,107</i>
<i>Ave</i>	<i>16-251-017</i>	<i>2/2019</i>	<i>220,000</i>	<i>38,500</i>
<i>Ave</i>	<i>16-251-018</i>	<i>10/2020</i>	<i>249,900</i>	<i>43,732</i>
<i>Ave</i>	<i>16-251-025</i>	<i>4/2019</i>	<i>242,900</i>	<i>42,507</i>
<i>Cul-de-Sac</i>	<i>16-251-028</i>	<i>6/2019</i>	<i>210,000</i>	<i>36,750</i>

Unit: 27 - SOLON
Rates/Values for Neighborhood WV.WILDWOOD VALLEY, Last Edited: 04/15/2020

Rates for Rate Table 'KC ACREAGE', (Units)

BLDG SITE : ~~30,000~~
RD FRONT : 0 **32,000**
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0
: 0

18-201-010 1/2020 \$210,000 36750

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /